

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, November 1, 2004

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Vice Mayor Carl Brewer
Gerald Domitrovic
Treatha Brown-Foster
Lori Lawrence
Debra K. Miller
Debby Moore
Sharon Myers*
Steve Roberts
James Thompson
Lois Tully-Gerber
LaVonta Williams

Members Absent

Guests

(See list below)

***Alternates**

City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant
Officer Johnny Parker, WPD
John Schlegel, MAPD
Vicky Huag, Public Works
Larry Foos, Park and Recreation

Order of Business

Call to Order

Vice Mayor Brewer called the meeting to order at 7:04 p.m. and welcomed the guests. He then asked if anyone wished to be added to the Public Agenda. No one came forth.

Approval of Minutes

Lawrence noted that the dates on the Board Agenda Item # 6 were incorrect and should have said November 1, 2004 for the DAB Meeting and November 6, 2004 for the District 1 Coalition Breakfast.

Thompson noted that the agenda was approved for October 4, 2004 and not November 4, 2004. **Brewer (Tully Gerber)** made a motion to approve the October 4, 2004 minutes as corrected. Motion carried (8-0).

Approval of Agenda

At the request of the Park and Recreation staff, **Brewer** switched items 4 and 5, because Genesis staff was scheduled to appear at DAB 2 as well. **Brewer (Moore)** made a motion to approve the November 1, 2004 DAB I meeting agenda as amended. Motion carried (8-0).

Public Agenda

1. Scheduled items

No items submitted

2. Off-agenda items

No item submitted.

Staff Reports

3. Police Report

Officer Johnny Parker reported on the following: 1) 43 Beat is sponsoring a “Pets in Crisis Program”, which offers shelters to animals of victims of Domestic Violence. Some women refuse shelter due to their pets. Now there is a Vet clinic available to house the pets so that abused women can receive assistance; 2) 47 Beat is addressing Domestic Violence with their Salon of Hope Program. This program teaches salon owners how to identify women in harmful situations; 3) Officer Parker spoke to a group of new recruits, from a personal experience, on how to properly handle the children of domestic violence situations; 4) Officer Jones, 43 Beat, is working on a prostitution and held a sting; 5) the Pinecrest Manor and Tall Oaks area is combating auto theft; and 6) Officer Parker, 44 Beat, is working violent crimes.

(Officer Parker’s response is in italics)

Tully Gerber congratulated WPD on their extended efforts on domestic violence. She stated that people have deep attachments to pets and that their work is exemplary.

Roberts (Moore) made a motion to receive and file. Motion carried 8-0.

4. Park & Recreation – Ralph Wultz Riverside Tennis Complex

Larry Foos, Parks & Recreation, stated that the city received proposals from two organizations for an indoor tennis complex. An RFP was received in May 2004 and two responses were received in September 2004. The City Council wanted the information taken to the District Advisory Boards for input. Mr. Foos suggested that 10 minutes be allowed for each respondent followed by questions and answers.

Buff Farrow, Friends of Riverside Tennis Association, gave his credentials as a former world ranked tennis player. He then emphasized their approach to addressing the needs of children by providing transportation to and from school. Also, that they are the only organization in the world with a curriculum guide. Their multifunctional design includes tutoring, outreach, curriculum, exhibitions, etc. using a community approach with other community agencies, such as USD 259, Youth Alliance, the City, and others working together on tennis programs for children and families. Their proposal would share the cost of operating and management with the city. Mr. Farrow stated that \$2.5 million had already been raised through pledges; however, the pledges would only be given to a non-profit agency. He ended by saying that they have extensive world contacts (John McEnroe, etc.) and nationwide support for their program.

Greg Ferris, representatives of Genesis Health Clubs, stated that their proposal would eliminate the City from paying any future subsidies, such as with the Exploration Place, Art Museum, etc. Examples were given of Genesis’ ability to build successful programs, their experienced staff, prior experience in running for profit and non-profit organizations, current programs with the YMCA serving 800 children with free tennis lessons, four hours of court time each day for handicapped adults, and scholarships for low income and disadvantaged persons. Genesis would offer a fitness facility to enhance healthy lifestyle in addition to tennis. No memberships would be required to use the tennis courts but a fee would be charged after the first free visit. Genesis plans to contribute \$2.0 million dollars to the project and will fund any shortfalls through memberships to the fitness center.

Scott McMillan and Darryl Wyatt, Genesis Health Club, addressed the board as well. Both are tennis pros and promoted their programs at Genesis. Mr. Wyatt reported that he ran a non-

profit program in Washington, D.C., and stated that without funds it is very difficult to maintain the vision of the program due to the need to constantly raise money.

Robert Green, Genesis Personal Trainer, stated that he has worked for Genesis for nine years and that their main goal is to get Wichita healthy. He then offered one free session.

Larry Foos, Park and Recreation, asked that each group be given a one-minute summation.

Greg Ferris, Genesis Health Club, stated that in 10 to 15 years, we have to make sure that longevity is there to sustain the program, where the City will not be asked for subsidies in the future. He said that their program guarantees that longevity. **Lawrence** inquired why Genesis knew to mail the board information and Friends of Riverside did not? **Mr. Foos** responded that both were informed and that both proposals were taken to Dana Brown for distribution. **Mr. Ferris** responded that he took it upon himself to mail out their proposal so that the City would not have to incur the cost. **Miller** asked if there would be an indoor tennis court? **Mr. Foos** responded that there could be an indoor tennis court or things could be left as is. **Miller** asked if there has been input to the Park Board or department from neighborhood associations and citizens? *None that I am aware of.* **Domitrovic** asked if the City would own the facility, what if they just walk away, is there a certain amount of money already raised? **Mr. Ferris** responded that the City would own the facility, not Genesis. *There is a clause in the proposal that stipulates the requirements for maintaining the facility to prohibit anyone from "walking away" and sticking the City with the bill.* **Buff** responded that they have raised \$1.0 million dollars conditionally and the remainder of the money is held up until the City requirements are known. **Williams** commented that Friends of Riverside has already looked at and has plans to incorporate after-school programs. She asked if Genesis is looking at something similar on a regular basis? **Mr. Ferris** responded that an after-school program is a requirement of the City and they already have those relationships in place. *They are currently running a program with USD 259 and will take many of those same models and reduce the cost significantly. Genesis made a donation to the Wichita Tennis Foundation for similar type program.* **Thompson** responded that Genesis appeared before the City Council and asked for a tax break and is now donating funds? **Mr. Ferris** stated that those are two separate issues. *The West project is stand-alone. Genesis pays \$1.0 million dollars per year in property taxes and donates another \$2.0 million dollars, which they can obtain a tax write-off for that.* **Miller** asked why is this item being presented when a decision has not been made to do the project? **Brewer** responded that the City Council asked the boards for comments or recommendations as a matter of record. **Mr. Foos** responded that this proposal would go to the Park Board on November 8th. **Tully-Gerber** asked when would it go before the citizens? **Mr. Foos** responded that the citizens are invited to the DAB meetings.

No formal recommendation was made as the board wanted to hear the decision of the Park Board, which is scheduled to hear the proposals on November 8, 2004.

5. 21st Street North Improvement, between Oliver and Woodlawn

Gene Rath, MKEC Engineering Consultant, explained the proposed improvement to reconstruct 21st Street, between Oliver and Woodlawn. He stated 23,000 vehicles per day currently travel that 21st Street. That number is expected to increase to 26,000 vehicles per day in 2006. The project would provide a continuous left turn lane from Oliver to Woodlawn. The cost is estimated at half of the proposed budget with construction taking place in 2005.

Jay Anglemeyer, MKEC Engineering, reviewed the handout and explained the procedure that will be used to widen the street. He stated that is there intent to preserve the trees along 21st Street, the streets would have storm inlets, there would be concrete pavement with existing asphalt, pavement would be widened by six feet on the north and south side, the storm sewer would

run to the east, there would never be more than two lanes closed at a time, and the left turn lane would be four feet wide.

(Mr. Anglemeyer's response in italics)

Mary Beth Yarnell, Pine Valley Christian Church, asked what would happen to the utility poles? *The poles are the responsibility of the private utilities company.* **Mary Joseph, Prairie Villa**, asked how soon would the project start and would it be possible to install a traffic light? *May or June of 2005. The city will not be required to purchase any additional right of way. In response to the traffic light, the City wants to approach the middle lane concept. I am not sure the City has considered installing a traffic light.* **Vicky Haug, Public Works**, responded that the four-lane road with the left turn would help that situation.

Brewer asked when was the last time a traffic study was done? **Vicky Haug** responded that she was not sure, but would check into that. **Steve Roberts** stated that their association requested this study two years ago. He also inquired about the large handicapped community on the south side of the project? *All areas that are not ADA compliant would be replaced to come into compliance.* **Myers** commented that it was helpful that the information given to the board in the manner they received it. **Domitrovic** asked if the cost would come out of the \$2.0 million dollar budget? *Yes.* **Tully-Gerber** asked what is the speed limit and would that be altered? *The speed limit is currently 40 mph and would be lower during construction for safe access.* Tully-Gerber stated that she is more concerned about keeping the street away from the sidewalk due to the residents at Timbers. She also said that she encouraged staff to consider removing the trees and consider the safety of the residents. **Williams** asked what would be the completion date? *The project will be completed six months from the time construction begins.*

Roberts (Miller) moved to approve the project. Motion carried 8-0.

6. **ZON2004-00055**

Scott Knebel, MAPD staff, explained that the applicant is requesting a zone change in the area east of the River and south of Kellogg. The current zoning is "GC" General Commercial and is currently developed primarily with residential uses. The applicant's business is the largest in the area and the intent is to expand the business. In reviewing the Land Use Guide of the Comprehensive Plan, the area is identified as appropriate for "Industrial" development.

The board was concerned with the following: 1) if residential homes would be torn down; and 2) the impact of this on residents.

Mr. Knebel responded that some houses would be raised, affecting about six or seven residences. Terry Smythe, Baughman Company, responded that they are negotiating the purchase of two houses, as they want to expand the existing business located west of the subject property.

Domitrovic (Thompson) made a motion to approve the request. Motion passed 8-0.

7. **21ST Street Revitalization Plan**

John Schlegel, Planning, reported that they hope to have the plan adopted by Wichita and Sedgwick County by the end of December. Mr. Schlegel addressed the following proposed projects: **1)** the transportation improvements along Broadway would not include BNSF Railroad. The plans call for BNSF and the Switching Yard to be moved further to the east and the switching lines moved further north. The crossings are in disrepair and would hopefully be repaired. He further explained that on 21st Street, west of Broadway, the proposal includes five lanes in the long-term and four lanes in the short-term. The decision for now is to defer widening the street west of Broadway; **2)** another development is to occur on Keystone Properties, which is formerly

Heartsprings. The plan is to raise funding for a new Boys and Girls Club with the recreation campus in the center of the neighborhood plan. Also, in the central area, the idea is to assist the neighborhood in developing a business plan; **3)** an additional Keystone site is the former Derby Refinery. The plans are to demolish the refinery and consider various options for the area's usage. This property has been purchased by El Paso Corporation; **4)** the west area, Broadway to Amidon, is to be an international market place. Boundaries are currently being established. The idea is to create a gateway and create an area where people want to visit. Better lighting, additional parking, etc. is in the plan; and **5)** a public hearing on the plan will be December 9th prior to the Metropolitan Area Planning Commission and will be considered for adoption by the City Council on December 21st.

(Mr. Schlegel's response in italics)

Dorothy Nave, 1802 Looman, inquired about the installation of a turn light at 21st and Broadway. She stated that the turn signal would eliminate the bottleneck traffic. *That area is not high functioning usage. There will be left turn lanes, but the signal would need to be considered.* **John Stevens, 3125 East Boston**, asked where the funding would come from? *There is already funding in the CIP and we can reallocate funds to address 21st Street. There are Transportation Appropriation funds as well. There are a lot of different resources from the government.* Stevens asked about parks being put in that area. *A park could be considered, but there is not a lot of big open space for such a development.* **Maribeth Yarnell, 5620 E. 21st St. N.**, asked if that area would be a HUD zone for international business? *I am not sure about federal dollars.* Maribeth Yarnell responded that she believes that businesses located in HUD areas may be eligible for funding. **Dr. Glen Dey, 4515 Greenbriar**, asked if the owners, El Paso, made any recommendations in this plan? *El Paso wants to relocate LaFamilia.*

Thompson asked if there were any considerations of desiccating the plant at 21st and Mosley with the 21st Revitalization plan? *The plan is for the City to make efforts to take care of this type of problem. The City will take whatever steps necessary.* **Lawrence** asked if there was anything happening to the building at 21st and Mosley? *That is an interesting building there. The problem is there is no parking and it is difficult to access. There is nothing in the plans to tear down the building.* **Domitrovic** asked if an intersection improvement would be considered? *Yes.*

Roberts (Lawrence) made a motion to receive and file. Motion carried 8-0.

Unfinished Business

No items submitted

New Business

No items submitted

Board Agenda

8. Updates, Issues, and Reports

- a) **Brewer** stated that for the past two years **Debby Moore** has been the representative for District Advisory Board One on the Grants Review Committee. He asked if someone else would be interested in serving on this committee or if Debby would like to remain the representative? Debby responded that she would like to remain the representative.

Roberts (Tully-Gerber) made a motion to reappoint Debby Moore to the Grants Review Committee. Motion carried 8-0.

- b) **Brewer** reported that the District 1 Leadership Retreat went well and from all indications was very informative to the participants. He stated that it was requested that this event takes place twice a year, but that would have to be figured out. **Miller** thanked Virdena Gilkey, Neighborhood Assistant, for putting the retreat together.
- c) **Brewer** stated that the CIP recommendations are scheduled to come before the District Advisory Board for prioritization. He advised the board to look at the recommendations very closely and send him an e-mail identifying needs and then he will compile a list.

Thompson asked how soon this information was needed? **Brewer** responded as soon as you can.

- d) **Moore** commented that she was concerned that the board did not discuss whether or not they favored a non-profit or Genesis on the tennis proposal. **Brewer** responded that a recommendation could be made to the City Council. No one else responded.
- e) **John Stevens, 3125 E. Boston**, thanked Vice Mayor Brewer for his help on Schweiter Park.

With no further business, **Domitrovic (Williams)** made a motion to adjourn. Motion carried 8-0. The meeting adjourned at 9:27 p.m.

Respectfully Submitted,

Virdena Gilkey
Neighborhood Assistant

Guest List

Dorothy Nave, 1802 Looman
Glen Dey, 4515 Greenbriar
Benjamin Tillman, 2134 N. Homestead
Beverly Domitrovic, Schweiter NA
Jay Angelmyer, MKEC Engr. Consultants
Kathy Powell, 5640 E. 21st Street
Magdalene Joseph, 5640 E. 21st Street
R. D. Royse, 6011 E. 21st Street
Joe Salim, 1748 N. Hillside
Greg Yarnell, 5620 E. 21st Street North
Maribeth Yarnell, 5620 E. 21st St. N.
Buff Farrow, 1301 Woodlawn
John Stevens, 3125 E. Boston
Greg Ferris, P.O. Box 573
Johnny Steven, 6902 W. Clearmeadow
Hayley Domitrovic, 1219 George Washington
Dorsear Ligon, 1736 Northeast